

Item # _____

Prepared by: Gloria Kelly
Shelby County Land Bank

Commissioner _____

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF FIVE (5) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 83.1, 0203, 0206, AND 0402, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$19,250.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER GEORGE S. FLINN, JR.

WHEREAS, Shelby County has acquired five (5) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 83.1, 0203, 0206, and 0402, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said five (5) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned Five (5) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 83.1, 0203, 0206, and 0402, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$19,250.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

A C Wharton, Jr., County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

EXHIBIT "A"									
Exhibit #	Tax Sale	WBP	Address Lot Size	Zoning Code	Total Taxes and Fees	Purchaser	Evaluation	Sales Price	Planned Use
10886	83.1	D0139000001840	Hatch Cl 230' x 50'	AG	\$237.86	Brenda Stacks	\$250.00	\$250.00 Vacant Lot	Expand Property Size
2798	0402	027005000000080	945 Tully 50' x 100'	R-D	\$10,055.50	Robert Durham	\$2,000.00	\$2,000.00 Vacant Lot	Investment
3234	0206	027010000000460	1026 N. Manassas 37' x 160'	R-D	\$4,939.83	Hubert Sargeant	\$5,000.00	\$4,000.00 House	Investment
7840	0203	047012000000160	2150 Wabash 37' x 100'	R-D	\$5,826.24	Belzoni Company, LLC	\$4,000.00	\$3,000.00 House	Investment
15669	0203	083043000000210	1787 Warford St. 3.4 Acres	C-L	\$22,272.74	Family Farmer's Cooperative, International	\$10,000..00	\$10,000.00 Vacant Lot	Investment

5 Properties

Total

\$19,250.00

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of five (5) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 83.1, 0203, 0206, and 0402. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these five (5) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

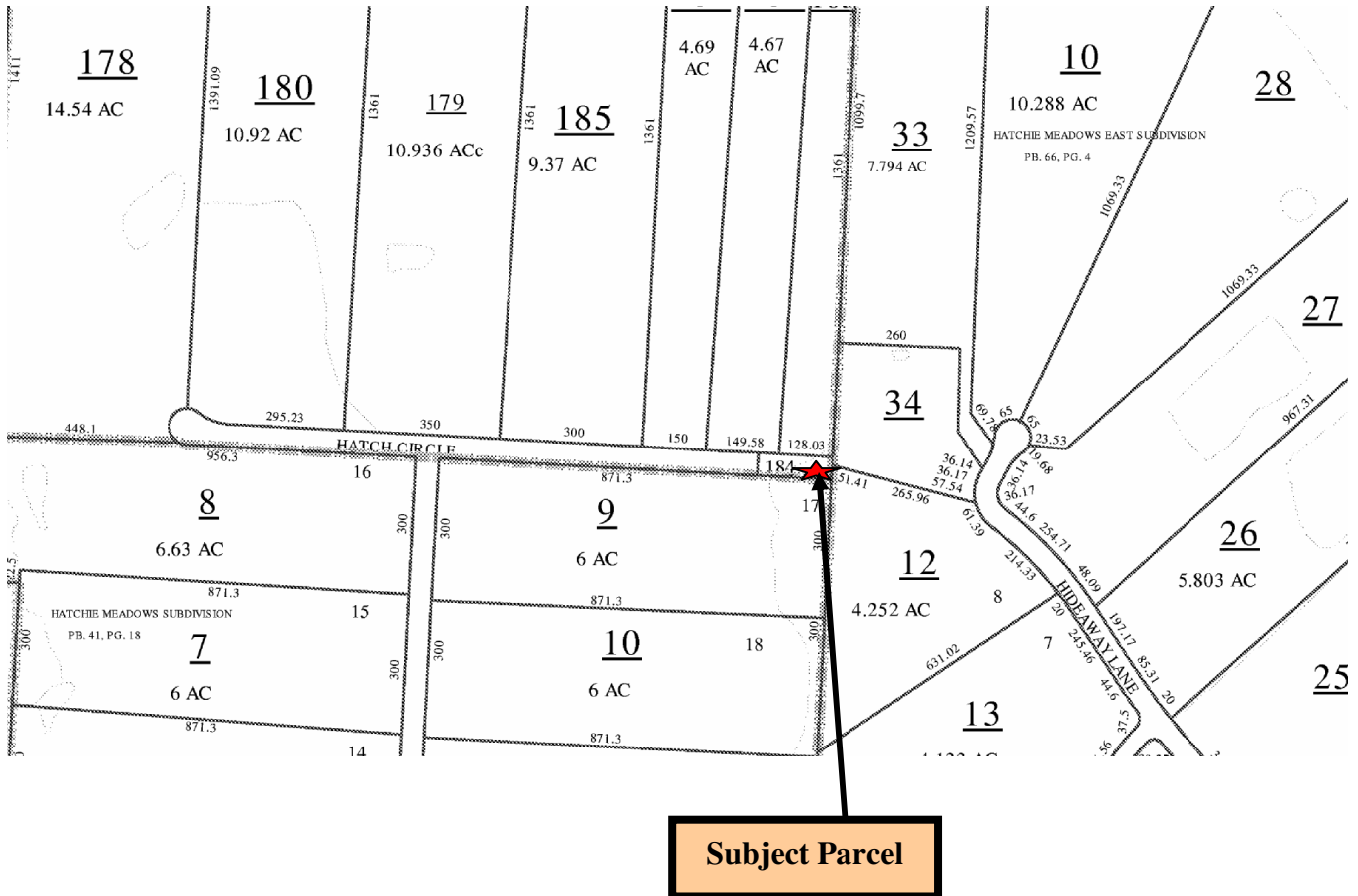
III. Contract Items

Offer to Purchase

Quit Claim Deeds

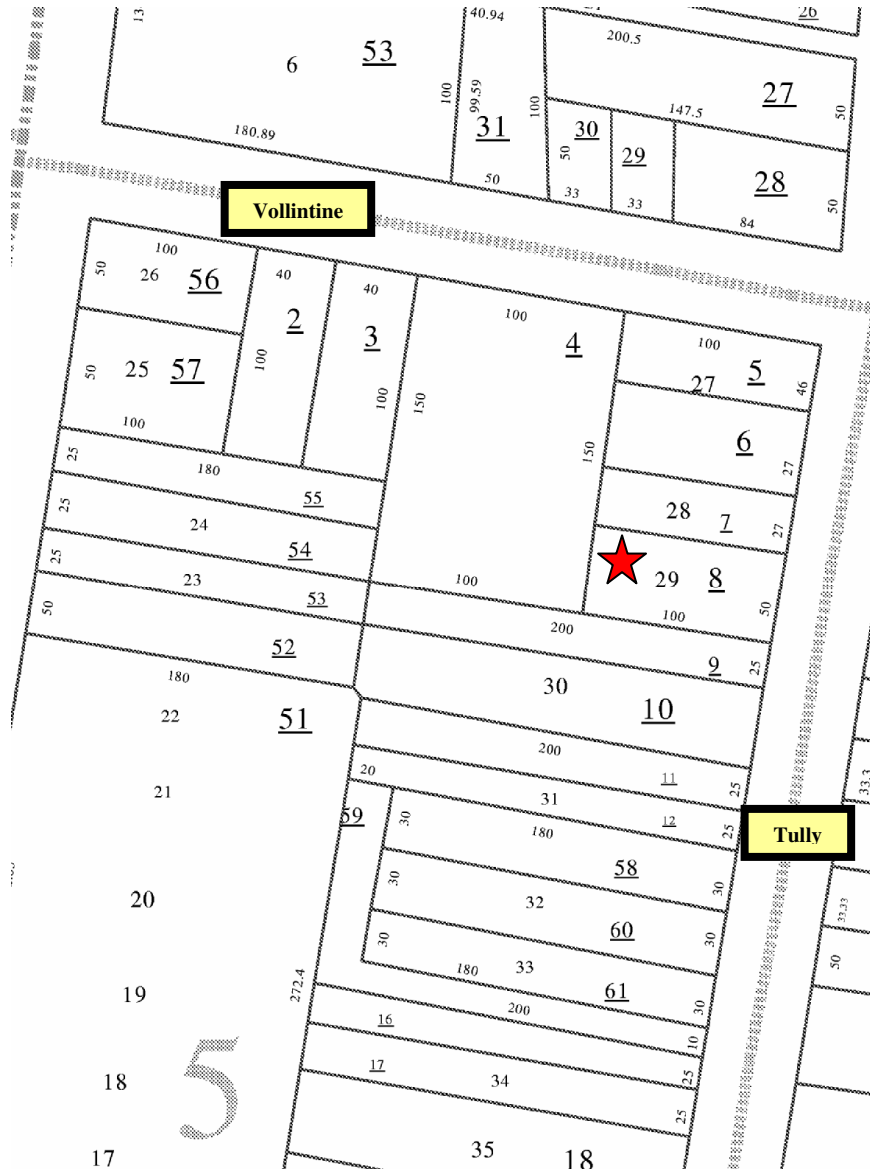
IV. Additional Information Relevant to Approval of this Item

Ward D01
Hatch Circle



D01 039 I 000184

Ward 27
945 Tully



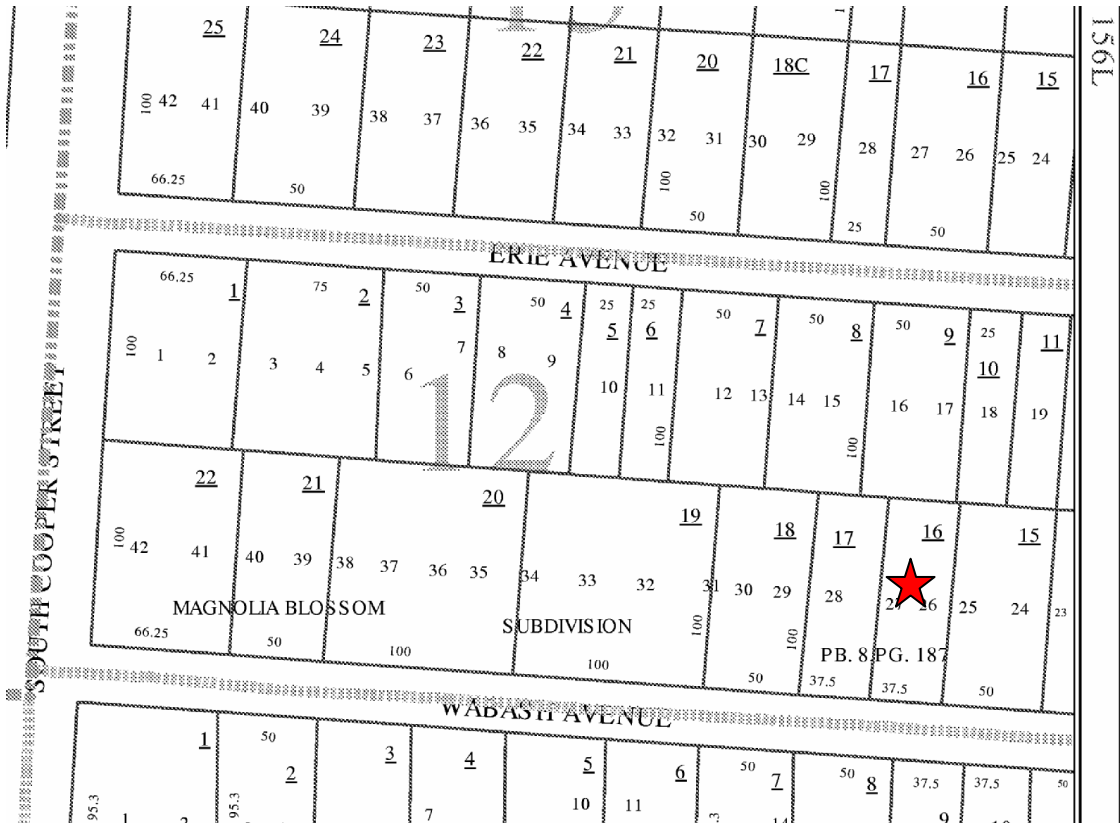
027 005 0 00008 0

Ward 27
1026 N. Manassas



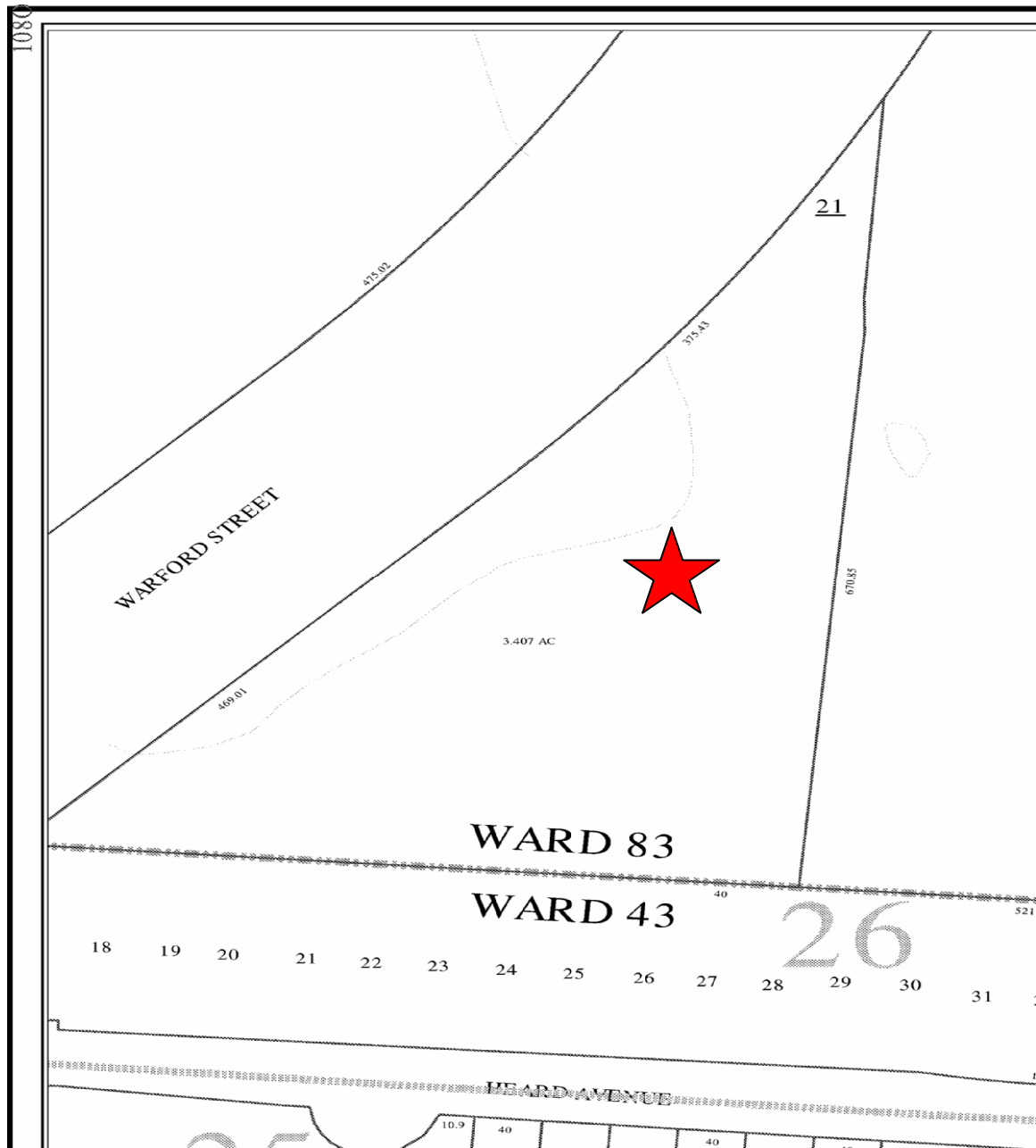
027 010 0 000046 0

Ward 47
2150 Wabash



047 012 0 000016 0

Ward 83
1787 Warford



083 043 0 000021 0